

HOUSING NOW

Montréal CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2010

Montréal Metropolitan Area Housing Starts in July 2010

The results of the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC) revealed that residential construction in the Montréal census metropolitan area (CMA) increased in July as 1,985

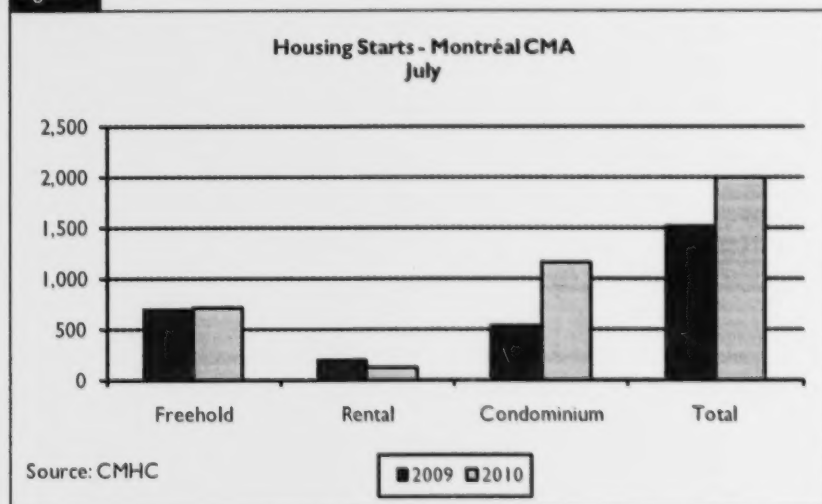
housing units were started this past month, compared to 1,503 in July 2009.

Gains were mainly recorded in two market segments: the condominium category, where starts doubled, and the semi-detached and row housing category, where they increased by 18 per cent. Activity decreased, however, in the single-detached and rental housing segments by -6 per cent and -30 per cent respectively.

Table of Contents

- 1 Montréal Metropolitan Area Housing Starts in July 2010
- 3 Map - Montréal CMA
- 5 Report Tables
- 25 Methodology
- 25 Definitions

Figure 1



SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

While condominiums are gaining ground on the new home market, the high level of activity observed in July in this segment reflected both the high demand recorded in the past months and the start on several large projects in the area. Following sustained levels of activity in the first six months of the year, the second half of 2010 is showing signs of easing in the single-detached and rental housing segments.

Last month, the various areas of the CMA showed mixed results on the new home market. The Island of Montréal and the South Crown registered an 89-per-cent increase in starts. In both cases, this growth was mainly attributable to the condominium segment: while the activity remained stable in the freehold home segment, condominium starts more than doubled compared to a year ago.

In the North Crown and Vaudreuil-Soulanges sectors, housing starts dropped by 14 per cent and 43 per cent respectively. The significant drop registered in Vaudreuil-Soulanges affected all market segments. In the North Crown, all housing types recorded a decrease in activity, except the semi-detached and row housing segment that did quite well, with a hike of 45 per cent.

In the first seven months of 2010, foundations were laid for 13,177 units in the Montréal CMA, up 30 per cent from last year's seven month total. The condominium segment stood out by registering the sharpest increase (+56 per cent) and also by exceeding the volume of freehold housing starts. Single-detached home starts rose by 32 per cent, while semi-detached housing starts climbed by 40 per cent. The rental housing segment, for its part, posted a decrease of 15 per cent.

Job market

In July, the number of jobs¹ remained stable in relation to the previous month in the Montréal CMA. The unemployment rate, for its part, edged down to 8.4 per cent (from 8.5 per cent in June). These latest results show that the Montréal job market took a breather after posting strong growth for the last ten months. Between September 2009 and July 2010, the Montréal CMA economy registered the net creation of some 75,000 jobs. During this period, the growth rate² was slightly higher for part-time employment (+4.2 per cent) than for full-time employment (+1.6 per cent).

¹ Seasonally adjusted rate

² 12-month moving average

CMHC Housing Outlook Conferences

Montréal

November 24, 2010 • 7:30 a.m. to 11:30 a.m.
Palais des congrès de Montréal

Québec

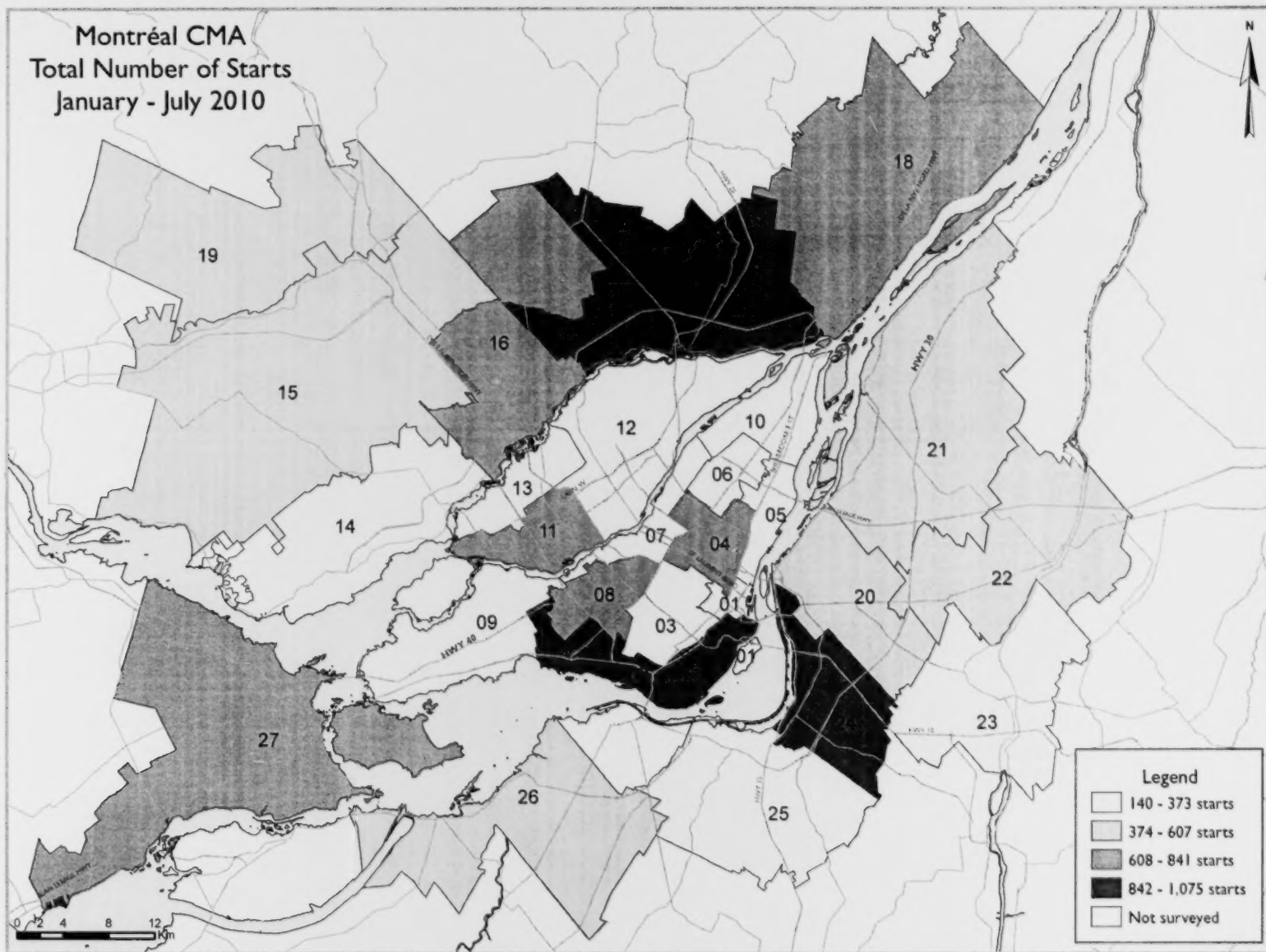
December 1st, 2010 • 7:30 a.m. to 11:30 a.m.
La Capitale de Québec

For more information or to register :
www.cmhc.ca/conferenceregistration or 1-800-668-2642

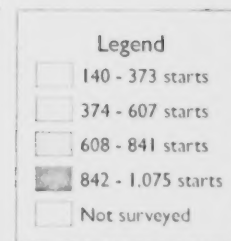
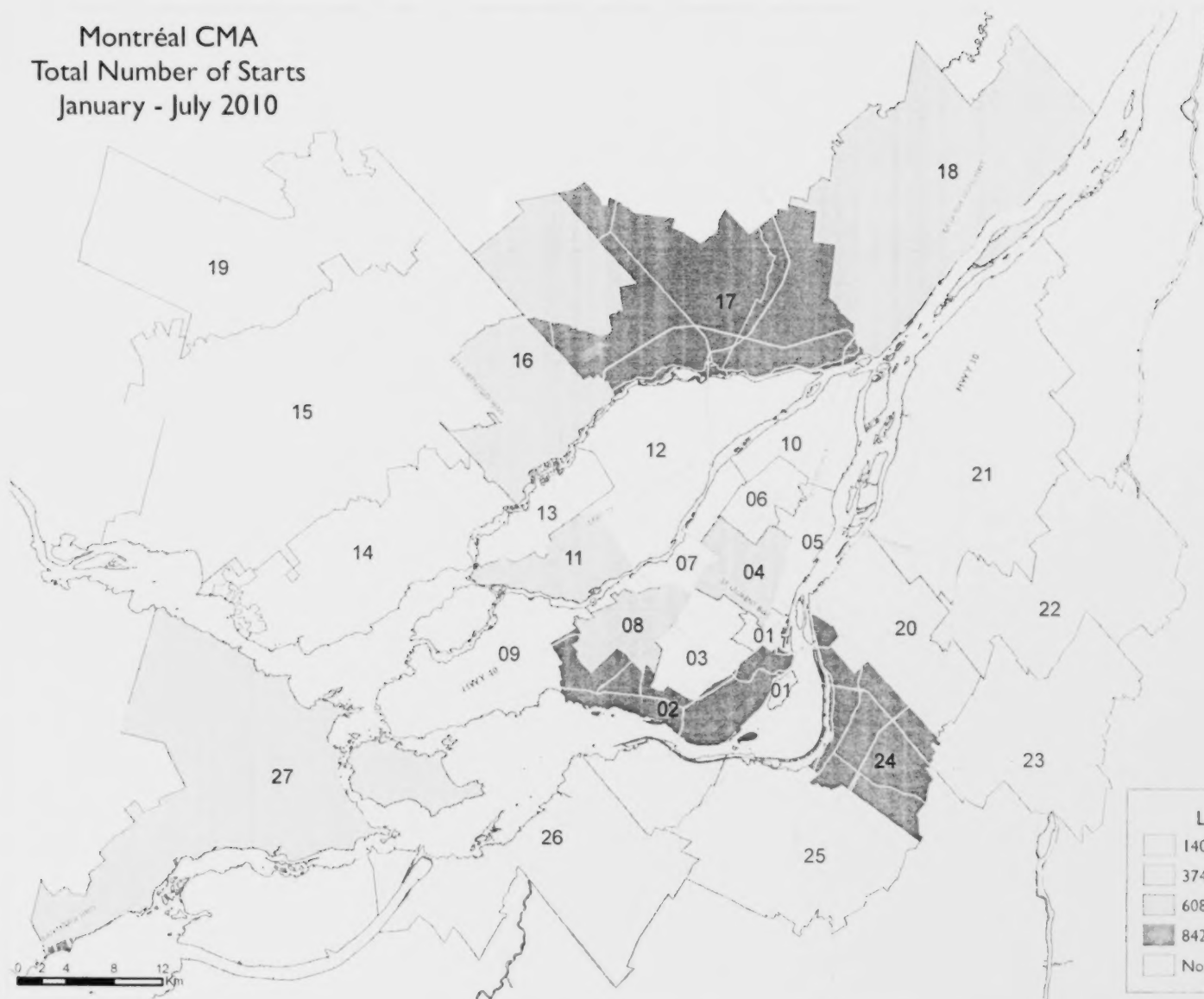
Housing market intelligence you can count on

Canada





Montréal CMA
Total Number of Starts
January - July 2010



ZONE DESCRIPTIONS - MONTRÉAL CMA

Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- %> Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2010	487	78	134	0	0	1,153	0	125	1,985
July 2009	516	82	97	0	75	459	8	171	1,503
% Change	-5.6	-4.9	38.1	n/a	-100.0	151.2	-100.0	-26.9	32.1
Year-to-date 2010	3,741	774	974	0	96	5,536	0	1,584	13,177
Year-to-date 2009	2,841	576	677	0	129	3,487	32	1,829	10,124
% Change	31.7	34.4	43.9	n/a	-25.6	58.8	-100.0	-13.4	30.2
UNDER CONSTRUCTION									
July 2010	2,487	556	714	0	112	7,738	0	1,699	13,993
July 2009	1,976	442	613	0	228	5,591	8	2,923	12,446
% Change	25.9	25.8	16.5	n/a	-50.9	38.4	-100.0	-41.9	12.4
COMPLETIONS									
July 2010	847	164	257	0	37	893	0	1,080	3,327
July 2009	600	130	178	0	37	764	0	1,237	3,020
% Change	41.2	26.2	44.4	n/a	0.0	16.9	n/a	-12.7	10.2
Year-to-date 2010	3,576	644	826	0	194	3,689	8	2,766	11,884
Year-to-date 2009	2,953	472	679	0	149	3,649	24	2,519	10,577
% Change	21.1	36.4	21.6	n/a	30.2	1.1	-66.7	9.8	12.4
COMPLETED & NOT ABSORBED									
July 2010	396	150	201	0	29	1,210	1	1,997	3,984
July 2009	556	142	177	0	45	1,409	0	2,200	4,529
% Change	-28.8	5.6	13.6	n/a	-35.6	-14.1	n/a	-9.2	-12.0
ABSORBED									
July 2010	967	182	268	0	38	888	0	854	3,197
July 2009	682	138	173	0	38	845	0	735	2,611
% Change	41.8	31.9	54.9	n/a	0.0	5.1	n/a	16.2	22.4
Year-to-date 2010	3,699	660	809	0	214	4,178	8	2,752	12,320
Year-to-date 2009	3,036	483	648	0	181	3,872	29	2,717	10,966
% Change	21.8	36.6	24.8	n/a	18.2	7.9	-72.4	1.3	12.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Île de Montréal									
July 2010	20	6	32	0	0	731	0	35	832
July 2009	25	14	10	0	43	251	0	3	441
Laval									
July 2010	71	6	39	0	0	32	0	24	172
July 2009	64	8	0	0	0	86	0	97	255
Rive-Nord									
July 2010	187	8	37	0	0	89	0	62	383
July 2009	223	18	36	0	0	85	0	30	392
Rive-Sud									
July 2010	158	58	8	0	0	290	0	4	518
July 2009	139	34	33	0	0	27	0	41	274
Vaudreuil-Soulanges									
July 2010	51	0	18	0	0	11	0	0	80
July 2009	65	8	18	0	32	10	8	0	141
Montréal CMA									
July 2010	487	78	134	0	0	1,153	0	125	1,985
July 2009	516	82	97	0	75	459	8	171	1,503
UNDER CONSTRUCTION									
Île de Montréal									
July 2010	195	78	193	0	38	4,201	0	547	5,843
July 2009	158	78	117	0	116	2,782	0	186	3,836
Laval									
July 2010	348	68	108	0	0	678	0	386	1,588
July 2009	255	46	72	0	0	808	0	1,037	2,262
Rive-Nord									
July 2010	931	48	268	0	0	875	0	316	2,438
July 2009	792	70	245	0	8	562	0	488	2,215
Rive-Sud									
July 2010	698	344	94	0	74	1,766	0	413	3,485
July 2009	553	236	136	0	72	1,324	0	968	3,379
Vaudreuil-Soulanges									
July 2010	315	18	51	0	0	218	0	37	639
July 2009	218	12	43	0	32	115	8	244	754
Montréal CMA									
July 2010	2,487	556	714	0	112	7,738	0	1,699	13,993
July 2009	1,976	442	613	0	228	5,591	8	2,923	12,446

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Île de Montréal									
July 2010	43	30	28	0	11	282	0	10	453
July 2009	26	30	9	0	22	371	0	278	736
Laval									
July 2010	147	32	22	0	8	156	0	262	627
July 2009	98	18	49	0	0	75	0	381	621
Rive-Nord									
July 2010	361	30	150	0	0	181	0	118	840
July 2009	272	28	88	0	6	128	0	228	800
Rive-Sud									
July 2010	222	68	23	0	2	242	0	690	1,247
July 2009	160	48	18	0	9	183	0	344	786
Vaudreuil-Soulanges									
July 2010	74	4	34	0	16	32	0	0	160
July 2009	44	6	14	0	0	7	0	6	77
Montréal CMA									
July 2010	847	164	257	0	37	893	0	1,080	3,327
July 2009	600	130	178	0	37	764	0	1,237	3,020
COMPLETED & NOT ABSORBED									
Île de Montréal									
July 2010	40	30	38	0	8	350	0	570	1,036
July 2009	34	35	27	0	21	651	0	963	1,731
Laval									
July 2010	48	6	29	0	3	286	0	479	851
July 2009	85	18	61	0	0	227	0	313	704
Rive-Nord									
July 2010	173	43	86	0	1	250	0	331	884
July 2009	251	28	67	0	5	238	0	564	1,153
Rive-Sud									
July 2010	99	61	21	0	7	289	1	580	1,058
July 2009	138	59	12	0	17	250	0	352	828
Vaudreuil-Soulanges									
July 2010	36	10	27	0	10	35	0	37	155
July 2009	48	2	10	0	2	43	0	8	113
Montréal CMA									
July 2010	396	150	201	0	29	1,210	1	1,997	3,984
July 2009	556	142	177	0	45	1,409	0	2,200	4,529

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Île de Montréal									
July 2010	50	29	30	0	20	257	0	39	425
July 2009	31	31	15	0	28	383	0	153	641
Laval									
July 2010	171	50	31	0	5	133	0	231	621
July 2009	125	22	34	0	0	101	0	288	570
Rive-Nord									
July 2010	421	24	156	0	0	228	0	207	1,036
July 2009	311	30	90	0	2	146	0	223	802
Rive-Sud									
July 2010	243	77	28	0	7	231	0	365	951
July 2009	168	49	19	0	7	202	0	61	506
Vaudreuil-Soulanges									
July 2010	82	2	23	0	6	39	0	12	164
July 2009	47	6	15	0	1	13	0	10	92
Montréal CMA									
July 2010	967	182	268	0	38	888	0	854	3,197
July 2009	682	138	173	0	38	845	0	735	2,611

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	
Zone 1	0	0	0	0	0	0	163	138	163	138	18.1
Zone 2	2	1	2	0	12	6	138	16	154	23	***
Zone 3	0	0	0	0	0	0	199	0	199	0	n/a
Zone 4	0	0	0	0	0	0	42	116	42	116	-63.8
Zone 5	0	1	0	0	0	37	66	70	66	108	-38.9
Zone 6	0	0	0	0	0	0	6	0	6	0	n/a
Zone 7	0	5	0	0	0	0	17	3	17	8	112.5
Zone 8	1	3	0	0	18	6	142	8	161	17	***
Zone 9	10	8	4	0	0	0	0	0	14	8	75.0
Zone 10	7	7	0	14	0	0	3	2	10	23	-56.5
Zone 11	17	18	2	4	0	0	41	127	60	149	-59.7
Zone 12	24	13	4	0	39	0	0	56	67	69	-2.9
Zone 13	30	33	0	4	0	0	15	0	45	37	21.6
Zone 14	21	22	2	0	0	0	18	10	41	32	28.1
Zone 15	23	36	0	2	5	6	32	21	60	65	-7.7
Zone 16	30	31	0	10	12	0	37	18	79	59	33.9
Zone 17	38	68	0	4	0	6	55	43	93	121	-23.1
Zone 18	42	26	2	2	0	0	27	14	71	42	69.0
Zone 19	33	40	4	0	0	0	2	33	39	73	-46.6
Zone 20	24	31	2	6	0	0	116	6	142	43	***
Zone 21	20	22	16	8	0	0	10	39	46	69	-33.3
Zone 22	13	21	0	8	0	9	16	3	29	41	-29.3
Zone 23	28	20	8	0	0	0	2	11	38	31	22.6
Zone 24	27	11	14	2	0	0	124	0	165	13	***
Zone 25	10	13	16	0	0	16	16	0	42	29	44.8
Zone 26	36	21	2	10	0	0	18	17	56	48	16.7
Zone 27	51	65	0	8	18	54	11	14	80	141	-43.3
Montréal CMA	487	516	78	82	104	140	1,316	765	1,985	1,503	32.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Zone 1	1	1	0	0	0	0	316	510	317	511	-38.0
Zone 2	9	4	6	2	72	12	772	147	859	165	99
Zone 3	8	4	4	0	0	0	202	214	214	218	-1.8
Zone 4	1	0	0	0	2	0	712	605	715	605	18.2
Zone 5	2	1	8	0	57	54	279	323	346	378	-8.5
Zone 6	2	3	0	2	8	0	134	0	144	5	99
Zone 7	1	7	2	2	0	0	263	78	266	87	22
Zone 8	11	11	4	8	123	69	491	156	629	244	157.8
Zone 9	105	71	30	2	7	36	111	48	253	157	61.1
Zone 10	68	40	44	74	0	6	28	68	140	188	-25.5
Zone 11	135	94	18	16	8	4	676	615	837	729	14.8
Zone 12	148	123	18	12	72	52	94	490	332	677	-51.0
Zone 13	197	172	56	26	19	0	40	44	312	242	28.9
Zone 14	175	173	26	2	15	18	123	149	339	342	-0.9
Zone 15	155	130	4	4	41	12	226	160	426	306	39.2
Zone 16	188	146	4	34	36	27	382	136	610	343	77.8
Zone 17	473	348	8	26	29	65	413	347	923	786	17.4
Zone 18	339	233	52	50	3	0	303	85	697	368	89.4
Zone 19	295	260	18	16	12	0	195	223	520	499	4.2
Zone 20	147	108	16	34	0	46	261	275	424	463	-8.4
Zone 21	162	80	170	78	10	0	144	205	486	363	33.9
Zone 22	138	94	12	50	71	40	234	61	455	245	85.7
Zone 23	109	62	54	14	0	0	71	164	234	240	-2.5
Zone 24	132	84	108	30	20	11	815	313	1,075	438	145.4
Zone 25	69	74	30	8	17	51	146	128	262	261	0.4
Zone 26	234	196	46	56	0	0	278	75	558	327	70.6
Zone 27	437	322	44	30	95	113	228	472	804	937	-14.2
Montréal CMA	3,741	2,841	782	576	717	616	7,937	6,091	13,177	10,124	30.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Zone 1	0	0	0	0	163	138	0	0
Zone 2	12	6	0	0	126	16	4	0
Zone 3	0	0	0	0	199	0	0	0
Zone 4	0	0	0	0	34	21	8	0
Zone 5	0	37	0	0	62	70	4	0
Zone 6	0	0	0	0	0	0	6	0
Zone 7	0	0	0	0	7	0	10	3
Zone 8	18	6	0	0	142	8	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	2	3	0
Zone 11	0	0	0	0	20	30	21	97
Zone 12	39	0	0	0	0	56	0	0
Zone 13	0	0	0	0	12	0	3	0
Zone 14	0	0	0	0	12	4	6	6
Zone 15	5	6	0	0	20	12	12	9
Zone 16	12	0	0	0	28	12	9	6
Zone 17	0	6	0	0	35	43	20	0
Zone 18	0	0	0	0	12	5	15	9
Zone 19	0	0	0	0	2	33	0	0
Zone 20	0	0	0	0	116	3	0	3
Zone 21	0	0	0	0	10	4	0	35
Zone 22	0	9	0	0	16	0	0	3
Zone 23	0	0	0	0	2	11	0	0
Zone 24	0	0	0	0	124	0	0	0
Zone 25	0	16	0	0	16	0	0	0
Zone 26	0	0	0	0	14	17	4	0
Zone 27	18	46	0	8	11	14	0	0
Montréal CMA	104	132	0	8	1,183	499	125	171

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	0	0	0	0	261	510	6	0
Zone 2	72	12	0	0	570	147	194	0
Zone 3	0	0	0	0	202	210	0	4
Zone 4	2	0	0	0	597	294	19	81
Zone 5	57	54	0	0	266	226	13	74
Zone 6	8	0	0	0	128	0	6	0
Zone 7	0	0	0	0	27	57	13	21
Zone 8	123	69	0	0	491	156	0	0
Zone 9	7	36	0	0	105	38	6	0
Zone 10	0	6	0	0	25	68	3	0
Zone 11	8	4	0	0	283	408	393	207
Zone 12	72	52	0	0	68	110	26	336
Zone 13	19	0	0	0	31	13	9	31
Zone 14	15	18	0	0	78	64	45	85
Zone 15	41	12	0	0	184	94	42	46
Zone 16	36	27	0	0	291	70	91	36
Zone 17	29	65	0	0	325	201	88	146
Zone 18	3	0	0	0	228	47	75	38
Zone 19	12	0	0	0	146	86	49	137
Zone 20	0	46	0	0	231	182	30	3
Zone 21	10	0	0	0	132	135	12	70
Zone 22	46	40	0	0	222	46	12	15
Zone 23	0	0	0	0	14	27	57	137
Zone 24	20	11	0	0	552	222	263	91
Zone 25	17	51	0	0	140	122	6	6
Zone 26	0	0	0	0	110	29	97	22
Zone 27	95	81	0	32	199	147	29	243
Montréal CMA	692	584	0	32	5,906	3,709	1,584	1,829

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Zone 1	0	0	163	138	0	0	163	138
Zone 2	16	7	126	16	4	0	154	23
Zone 3	0	0	199	0	0	0	199	0
Zone 4	0	2	34	19	8	0	42	116
Zone 5	2	1	60	107	4	0	66	108
Zone 6	0	0	0	0	6	0	6	0
Zone 7	0	5	7	0	10	3	17	8
Zone 8	19	3	142	14	0	0	161	17
Zone 9	14	8	0	0	0	0	14	8
Zone 10	7	23	0	0	3	0	10	23
Zone 11	19	22	20	30	21	97	60	149
Zone 12	67	13	0	56	0	0	67	69
Zone 13	30	37	12	0	3	0	45	37
Zone 14	23	26	12	0	6	6	41	32
Zone 15	32	50	16	6	12	9	60	65
Zone 16	46	41	24	12	9	6	79	59
Zone 17	42	82	31	39	20	0	93	121
Zone 18	50	30	6	3	15	9	71	42
Zone 19	39	48	0	25	0	0	39	73
Zone 20	30	37	112	3	0	3	142	43
Zone 21	38	30	8	4	0	35	46	69
Zone 22	13	38	16	0	0	3	29	41
Zone 23	38	28	0	3	0	0	38	31
Zone 24	41	13	124	0	0	0	165	13
Zone 25	26	29	16	0	0	0	42	29
Zone 26	38	31	14	17	4	0	56	48
Zone 27	69	91	11	42	0	8	80	141
Montréal CMA	699	695	1,153	534	125	179	1,985	1,503

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	1	1	261	510	6	0	317	511
Zone 2	82	20	575	145	194	0	859	165
Zone 3	12	4	202	210	0	4	214	218
Zone 4	7	4	593	290	19	81	715	605
Zone 5	52	18	281	263	13	74	346	378
Zone 6	10	5	128	0	6	0	144	5
Zone 7	3	9	27	57	13	21	266	87
Zone 8	121	66	508	178	0	0	629	244
Zone 9	141	109	106	38	6	0	253	157
Zone 10	112	122	25	66	3	0	140	188
Zone 11	161	114	283	408	393	207	837	729
Zone 12	238	187	68	110	26	336	332	677
Zone 13	274	200	29	11	9	31	312	242
Zone 14	222	203	72	54	45	85	339	342
Zone 15	344	222	40	18	42	46	426	306
Zone 16	292	247	227	30	91	36	610	343
Zone 17	549	451	286	189	88	146	923	786
Zone 18	408	295	214	35	75	38	697	368
Zone 19	377	304	94	58	49	137	520	499
Zone 20	175	186	219	184	30	3	424	463
Zone 21	326	158	148	135	12	70	486	363
Zone 22	176	172	242	58	12	15	455	245
Zone 23	165	88	12	15	57	137	234	240
Zone 24	261	125	551	222	263	91	1,075	438
Zone 25	116	123	140	132	6	6	262	261
Zone 26	286	252	104	29	97	22	558	327
Zone 27	578	409	197	171	29	275	804	937
Montréal CMA	5,489	4,094	5,632	3,616	1,584	1,861	13,177	10,124

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	
Zone 1	0	0	0	0	0	0	49	22	49	22	122.7
Zone 2	1	0	0	2	8	0	68	68	77	70	10.0
Zone 3	1	2	0	0	0	7	0	224	1	233	-99.6
Zone 4	1	0	0	0	0	0	59	42	60	42	42.9
Zone 5	0	0	4	0	0	14	64	165	68	179	-62.0
Zone 6	1	0	0	2	8	8	0	6	9	16	-43.8
Zone 7	0	1	0	2	0	0	44	88	44	91	-51.6
Zone 8	5	1	0	0	21	0	0	0	26	1	2500.0
Zone 9	17	14	18	2	0	0	0	0	35	16	118.8
Zone 10	17	8	8	22	0	0	59	36	84	66	27.3
Zone 11	39	21	8	0	4	0	376	412	427	433	-1.4
Zone 12	43	31	10	2	24	49	30	20	107	102	4.9
Zone 13	65	46	14	16	0	0	14	24	93	86	8.1
Zone 14	40	46	16	0	9	6	21	20	86	72	19.4
Zone 15	36	34	0	2	12	0	72	75	120	111	8.1
Zone 16	56	34	4	10	0	0	114	138	174	182	-4.4
Zone 17	109	63	2	6	10	15	147	68	268	152	76.3
Zone 18	53	46	4	10	0	0	41	98	98	154	-36.4
Zone 19	67	49	4	0	6	3	17	77	94	129	-27.1
Zone 20	40	20	12	0	0	0	61	384	113	404	-72.0
Zone 21	45	21	22	10	0	0	519	80	586	111	433.3
Zone 22	12	26	6	12	8	6	75	18	101	62	62.9
Zone 23	9	21	4	2	0	0	51	8	64	31	106.5
Zone 24	33	14	6	0	9	3	123	15	171	32	437.5
Zone 25	16	16	8	8	4	16	43	8	71	48	47.9
Zone 26	67	42	12	16	0	0	62	40	141	98	43.9
Zone 27	74	44	4	6	50	12	32	15	160	77	107.8
Montréal CMA	847	600	166	130	173	139	2,141	2,151	3,327	3,020	10.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Zone 1	0	1	10	10	0	19	49	267	59	297	-80.1
Zone 2	6	7	0	2	51	22	452	373	509	404	26.0
Zone 3	4	4	0	0	6	10	4	444	14	458	-96.9
Zone 4	1	0	0	0	0	0	327	394	328	394	-16.8
Zone 5	0	0	10	0	84	31	361	626	455	657	-30.7
Zone 6	6	4	0	2	16	20	0	8	22	34	-35.3
Zone 7	5	4	0	2	6	0	182	137	193	143	35.0
Zone 8	23	18	4	0	81	92	192	352	300	462	-35.1
Zone 9	108	86	30	10	7	15	57	78	202	189	6.9
Zone 10	67	39	40	68	0	3	152	92	259	202	28.2
Zone 11	128	114	16	10	12	31	893	713	1,049	868	20.9
Zone 12	148	112	54	24	50	107	265	163	517	406	27.3
Zone 13	223	203	36	26	6	14	42	70	307	313	-1.9
Zone 14	190	224	22	0	18	31	139	182	369	437	-15.6
Zone 15	155	116	8	2	18	6	258	175	439	299	46.8
Zone 16	161	142	12	16	30	31	454	328	657	517	27.1
Zone 17	494	365	6	28	50	39	398	314	948	746	27.1
Zone 18	304	236	78	48	3	3	179	285	564	572	-1.4
Zone 19	286	256	10	10	6	3	208	233	510	502	1.6
Zone 20	140	79	30	0	0	0	326	562	496	641	-22.6
Zone 21	140	74	82	40	8	0	651	249	881	363	142.7
Zone 22	122	106	26	44	56	36	173	90	377	276	36.6
Zone 23	106	87	34	18	0	0	253	14	393	119	**
Zone 24	112	87	22	18	20	16	314	87	468	208	125.0
Zone 25	89	89	30	26	35	30	63	60	217	205	5.9
Zone 26	222	173	54	32	4	8	117	88	397	301	31.9
Zone 27	336	327	34	36	100	71	484	130	954	564	69.1
Montréal CMA	3,576	2,953	648	472	667	638	6,993	6,514	11,884	10,577	12.4

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Zone 1	0	0	0	0	0	2	0	20
Zone 2	8	0	0	0	64	64	4	4
Zone 3	0	7	0	0	0	0	0	224
Zone 4	0	0	0	0	53	28	6	14
Zone 5	0	14	0	0	64	161	0	4
Zone 6	8	8	0	0	0	0	0	6
Zone 7	0	0	0	0	44	82	0	6
Zone 8	21	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	59	36	0	0
Zone 11	4	0	0	0	132	55	244	357
Zone 12	24	49	0	0	12	20	18	0
Zone 13	0	0	0	0	14	0	0	24
Zone 14	9	6	0	0	12	1	9	6
Zone 15	12	0	0	0	66	50	6	25
Zone 16	0	0	0	0	66	2	48	136
Zone 17	10	15	0	0	119	59	28	9
Zone 18	0	0	0	0	23	30	18	18
Zone 19	6	3	0	0	8	43	9	34
Zone 20	0	0	0	0	37	84	24	300
Zone 21	0	0	0	0	19	45	500	35
Zone 22	8	6	0	0	60	18	15	0
Zone 23	0	0	0	0	0	2	51	6
Zone 24	9	3	0	0	41	12	82	3
Zone 25	4	16	0	0	43	8	0	0
Zone 26	0	0	0	0	44	16	18	0
Zone 27	50	12	0	0	32	9	0	6
Montréal CMA	173	139	0	0	1,012	840	1,080	1,237

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	0	19	0	0	0	247	0	20
Zone 2	51	22	0	0	443	366	9	7
Zone 3	6	10	0	0	0	148	4	296
Zone 4	0	0	0	0	245	360	82	34
Zone 5	84	31	0	0	281	331	80	295
Zone 6	16	20	0	0	0	2	0	6
Zone 7	0	0	6	0	164	131	6	6
Zone 8	81	92	0	0	192	352	0	0
Zone 9	7	15	0	0	12	28	35	28
Zone 10	0	3	0	0	139	86	13	6
Zone 11	12	31	0	0	455	149	438	564
Zone 12	50	107	0	0	32	147	189	16
Zone 13	6	14	0	0	36	31	6	39
Zone 14	18	31	0	0	64	110	75	72
Zone 15	18	6	0	0	191	110	67	65
Zone 16	30	31	0	0	239	141	185	187
Zone 17	50	39	0	0	298	182	100	132
Zone 18	3	3	0	0	92	119	87	116
Zone 19	6	3	0	0	110	106	98	127
Zone 20	0	0	0	0	167	255	159	307
Zone 21	8	0	0	0	143	214	508	35
Zone 22	56	36	0	0	146	66	27	24
Zone 23	0	0	0	0	33	8	220	6
Zone 24	20	16	0	0	187	61	91	26
Zone 25	35	30	0	0	63	32	0	28
Zone 26	4	8	0	0	78	22	39	42
Zone 27	100	47	0	24	236	59	248	35
Montréal CMA	661	614	6	24	4,046	3,863	2,766	2,519

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Zone 1	0	2	0	0	0	20	49	22
Zone 2	11	2	62	64	4	4	77	70
Zone 3	1	9	0	0	0	224	1	233
Zone 4	1	0	53	28	6	14	60	42
Zone 5	4	0	64	175	0	4	68	179
Zone 6	9	2	0	8	0	6	9	16
Zone 7	0	3	44	82	0	6	44	91
Zone 8	15	1	11	0	0	0	26	1
Zone 9	35	16	0	0	0	0	35	16
Zone 10	25	30	59	36	0	0	84	66
Zone 11	51	21	132	55	244	357	427	433
Zone 12	69	82	20	20	18	0	107	102
Zone 13	81	62	12	0	0	24	93	86
Zone 14	65	54	12	12	9	6	86	72
Zone 15	92	80	22	6	6	25	120	111
Zone 16	88	46	38	0	48	136	174	182
Zone 17	154	84	86	59	28	9	268	152
Zone 18	57	62	23	24	18	18	98	154
Zone 19	85	62	0	33	9	34	94	129
Zone 20	54	20	35	84	24	300	113	404
Zone 21	65	31	21	45	500	35	586	111
Zone 22	26	38	60	24	15	0	101	62
Zone 23	13	25	0	0	51	6	64	31
Zone 24	48	14	41	15	82	3	171	32
Zone 25	28	40	43	8	0	0	71	48
Zone 26	79	58	44	16	18	0	141	98
Zone 27	112	64	48	7	0	6	160	77
Montréal CMA	1,268	908	930	801	1,080	1,237	3,327	3,020

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	10	28	0	249	0	20	59	297
Zone 2	46	23	454	374	9	7	509	404
Zone 3	10	14	0	148	4	296	14	458
Zone 4	7	0	239	360	82	34	328	394
Zone 5	18	11	357	35	80	295	455	657
Zone 6	22	16	0	17	0	6	22	34
Zone 7	5	6	164	131	12	6	193	143
Zone 8	62	57	238	405	0	0	300	462
Zone 9	142	111	15	28	35	28	202	189
Zone 10	107	110	139	86	13	6	259	202
Zone 11	156	159	455	145	438	564	1,049	868
Zone 12	244	243	40	147	189	16	517	406
Zone 13	267	243	34	31	6	39	307	313
Zone 14	234	263	60	102	75	72	369	437
Zone 15	335	224	37	10	67	65	439	299
Zone 16	257	203	185	127	185	187	657	517
Zone 17	617	456	231	158	100	132	948	746
Zone 18	395	299	82	107	87	116	564	572
Zone 19	326	303	86	72	98	127	510	502
Zone 20	172	79	165	255	159	307	496	641
Zone 21	228	114	145	214	508	35	881	363
Zone 22	190	162	160	90	27	24	377	276
Zone 23	156	107	15	6	222	6	393	119
Zone 24	150	105	191	77	91	26	468	208
Zone 25	154	145	63	32	0	28	217	205
Zone 26	280	213	78	22	39	42	397	301
Zone 27	456	410	250	59	248	59	954	564
Montréal CMA	5,046	4,104	3,883	3,798	2,774	2,543	11,884	10,577

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
July 2010	0	0.0	4	9.5	16	38.1	10	23.8	12	28.6	42	400,000	450,977
July 2009	0	0.0	5	19.2	11	42.3	2	7.7	8	30.8	26	360,000	606,338
Year-to-date 2010	0	0.0	11	5.9	57	30.8	49	26.5	68	36.8	185	430,000	510,463
Year-to-date 2009	0	0.0	26	14.9	59	33.7	30	17.1	60	34.3	175	400,000	490,085
Laval													
July 2010	1	0.6	48	30.6	60	38.2	31	19.7	17	10.8	157	337,500	372,229
July 2009	0	0.0	5	4.5	47	42.0	36	32.1	24	21.4	112	400,000	430,143
Year-to-date 2010	2	0.4	105	21.8	188	39.1	103	21.4	83	17.3	481	371,156	403,251
Year-to-date 2009	0	0.0	19	4.4	166	38.4	140	32.4	107	24.8	432	400,000	450,444
North Shore													
July 2010	55	14.2	180	46.6	111	28.8	32	8.3	8	2.1	386	274,153	287,874
July 2009	1	0.4	116	42.2	100	36.4	41	14.9	17	6.2	275	325,000	333,971
Year-to-date 2010	147	10.1	639	44.1	491	33.9	124	8.6	49	3.4	1,450	287,936	302,491
Year-to-date 2009	33	2.5	565	42.6	436	32.9	199	15.0	94	7.1	1,327	300,000	335,076
South Shore													
July 2010	5	2.5	84	41.8	79	39.3	23	11.4	10	5.0	201	300,000	317,587
July 2009	13	9.0	64	44.1	39	26.9	20	13.8	9	6.2	145	280,000	309,376
Year-to-date 2010	32	4.6	292	41.5	239	34.0	88	12.5	52	7.4	703	300,000	323,229
Year-to-date 2009	53	7.8	263	38.6	192	28.2	111	16.3	62	9.1	681	300,000	328,030
Vaudreuil-Soulanges													
July 2010	13	18.6	19	27.1	25	35.7	6	8.6	7	10.0	70	301,460	320,462
July 2009	3	7.3	8	19.5	8	19.5	12	29.3	10	24.4	41	400,000	410,732
Year-to-date 2010	36	12.5	82	28.6	89	31.0	53	18.5	27	9.4	287	325,000	338,345
Year-to-date 2009	52	15.4	77	22.8	108	32.0	68	20.1	33	9.8	338	342,500	339,657
Montréal CMA													
July 2010	74	8.6	335	39.1	291	34.0	102	11.9	54	6.3	856	300,000	320,990
July 2009	17	2.8	198	33.1	205	34.2	111	18.5	68	11.4	599	350,000	363,076
Year-to-date 2010	217	7.0	1,129	36.3	1,064	34.3	417	13.4	279	9.0	3,106	310,699	338,489
Year-to-date 2009	138	4.7	950	32.2	961	32.5	548	18.6	356	12.1	2,953	340,000	360,039

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2010**

Submarket	July 2010	July 2009	% Change	YTD 2010	YTD 2009	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	821,834	714,545	15.0
Zone 9	451,184	--	n/a	521,332	428,089	21.8
Zone 10	366,170	366,057	0.0	376,440	363,763	3.5
Zone 11	499,829	528,000	-5.3	507,813	555,142	-8.5
Zone 12	368,659	455,207	-19.0	421,695	470,450	-10.4
Zone 13	319,917	387,540	-17.4	332,063	383,724	-13.5
Zone 14	288,286	310,068	-7.0	299,157	303,465	-1.4
Zone 15	248,116	317,206	-21.8	267,462	313,659	-14.7
Zone 16	340,878	432,500	-21.2	374,552	452,945	-17.3
Zone 17	299,828	337,647	-11.2	314,627	353,202	-10.9
Zone 18	301,971	351,438	-14.1	317,683	334,852	-5.1
Zone 19	237,617	274,043	-13.3	242,025	278,672	-13.2
Zone 20	340,884	357,000	-4.5	339,620	341,493	-0.5
Zone 21	295,031	311,750	-5.4	305,636	304,612	0.3
Zone 22	319,720	344,750	-7.3	341,156	378,694	-9.9
Zone 23	--	290,643	n/a	281,553	285,631	-1.4
Zone 24	390,209	358,571	8.8	418,988	432,000	-3.0
Zone 25	372,449	354,375	5.1	378,018	360,634	4.8
Zone 26	263,000	242,560	8.4	255,794	247,660	3.3
Zone 27	320,462	410,732	-22.0	338,345	339,657	-0.4
Montréal CMA	320,990	363,076	-11.6	338,489	360,039	-6.0

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
June 2010

		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
4150	January	627	5.00	5.79	163.9	111.7	1,887	8.2	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,875	8.3	66.3	751
	March	613	4.50	5.55	164.9	112.7	1,870	8.8	66.4	758
	April	596	3.90	5.25	164.9	112.9	1,873	9.0	66.5	755
	May	596	3.90	5.25	165.2	113.9	1,877	9.5	67.0	753
	June	631	3.75	5.85	165.3	114.3	1,881	9.5	67.1	752
	July	631	3.75	5.85	165.3	113.8	1,879	9.6	67.0	756
	August	631	3.75	5.85	165.3	114.0	1,880	9.4	66.9	763
	September	610	3.70	5.49	165.6	113.8	1,877	9.4	66.7	764
	October	630	3.80	5.84	166.2	113.7	1,880	9.2	66.6	765
	November	616	3.60	5.59	166.8	114.4	1,883	9.0	66.5	763
	December	610	3.60	5.49	167.1	114.0	1,894	9.1	66.8	761
1966	January	610	3.60	5.49	167.2	114.0	1,907	9.1	67.2	759
	February	604	3.60	5.39	167.7	114.2	1,916	9.2	67.5	757
	March	631	3.60	5.85	169.4	114.5	1,927	9.0	67.7	757
	April	655	3.80	6.25	169.3	114.8	1,933	9.0	67.8	754
	May	639	3.70	5.99	169.8	114.9	1,942	8.8	68.0	757
	June	633	3.60	5.89	170.1	114.8	1,955	8.5	68.1	756
	July	627	3.50	5.79		114.5	1,955	8.4	67.9	758
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

**Click www.cmhc.ca/housingmarketinformation
to view, download or subscribe.**

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities — starts, rents, vacancy rates and much more.



Affordable Housing Matters!

Looking for affordable housing ideas? These personal accounts demonstrate the positive impact that affordable housing solutions have made in the lives of Canadians. Read them and you may become inspired to get involved in affordable housing projects in your community!